COMM NE COR OF NE1/4, RUN W 1987
S 1334.98 FT, W 659.46 FT, N 133
659.46 FT TO POB.

FAULKNER DAVID B
2306 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

06-6S-16-03780-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

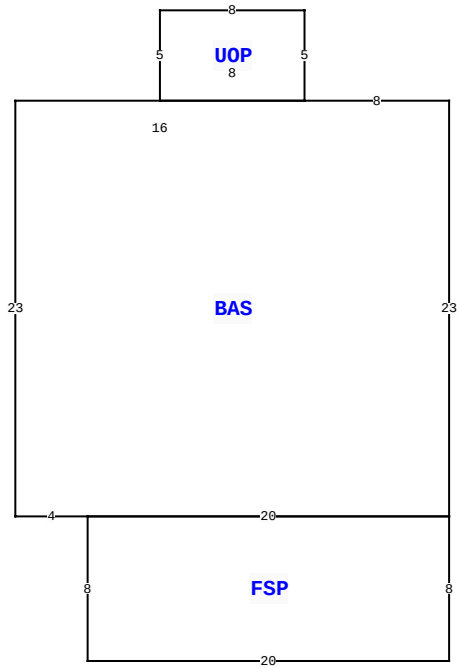
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	45,790
FSP	160	40		64	5,309
UOP	40	20		8	664
TOTALS	752			624	51,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	113.9500	127.62	79,635	1950	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



552 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,763
TOTAL MARKET OB/XF VALUE	1,682
TOTAL LAND VALUE - MARKET	181,800
TOTAL MARKET VALUE	72,700
SOH/AGL Deduction	2,285
ASSESSED VALUE	70,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,415
TOTAL JUST VALUE	235,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40578	ELECTRICAL	0	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0954/1681	2/20/2002	WD	Q	I	06	100
GRANTOR: EDWIN FAULKNER						
GRANTEE: DAVID FAULKNER						
0946/2623	2/20/2002	WD	Q	I	06	63,000
GRANTOR: EDWIN FAULKNER						
GRANTEE: DAVID FAULKNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N5 W8 S5 E8$ W16 S23 E4 FSP= S8 E20 N8 W20$ E20 N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	0	24	28	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0070	CARPORT UF	0	0	20	21	420.00	UT	3.00	3.00	70	1995	1995	3	70	882	

LAND DESCRIPTION

TOTAL OB/XF 1,682

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							

REVIEW DATE 11/23/2020 BY BC Total Acres: 20.20 Total Land Value: 19,255 Market: 171,000 Agricultural: 8,455 Common: 10,800 PRINTED 11/18/2025 BY SYS